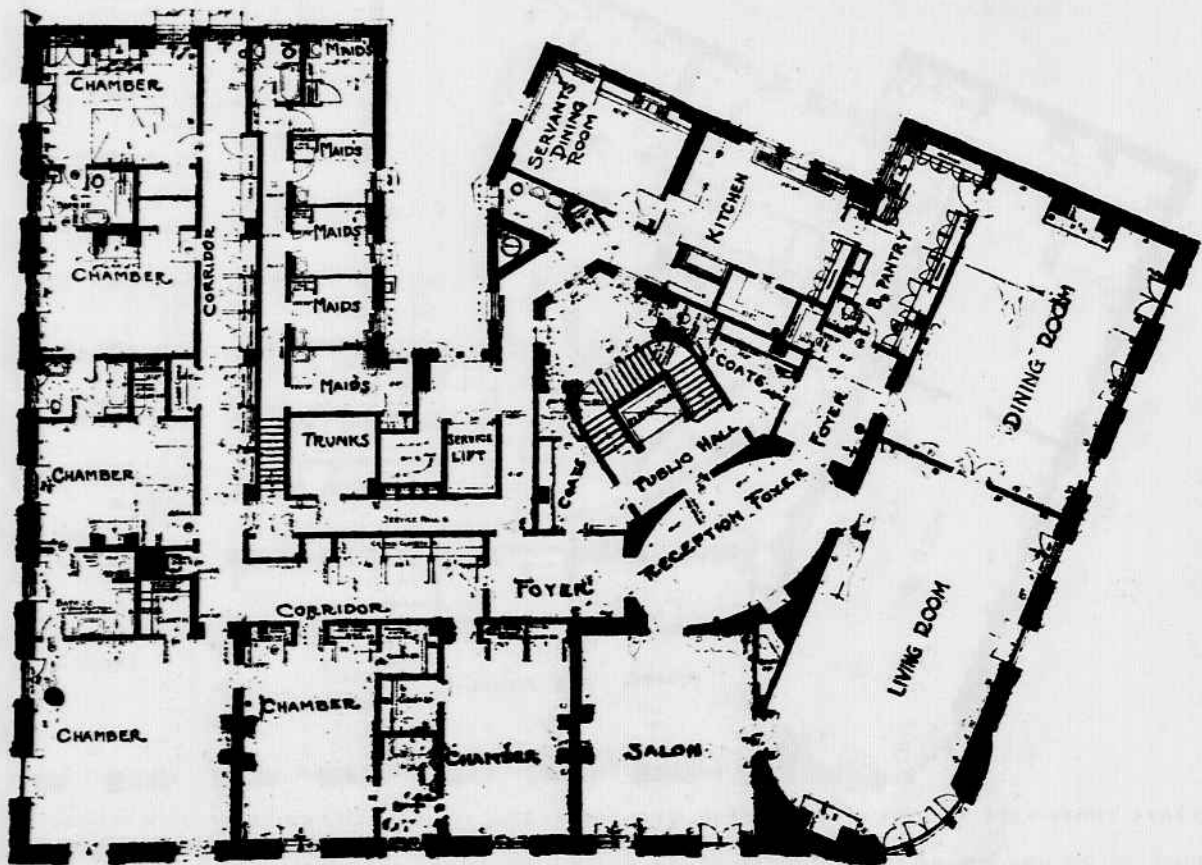
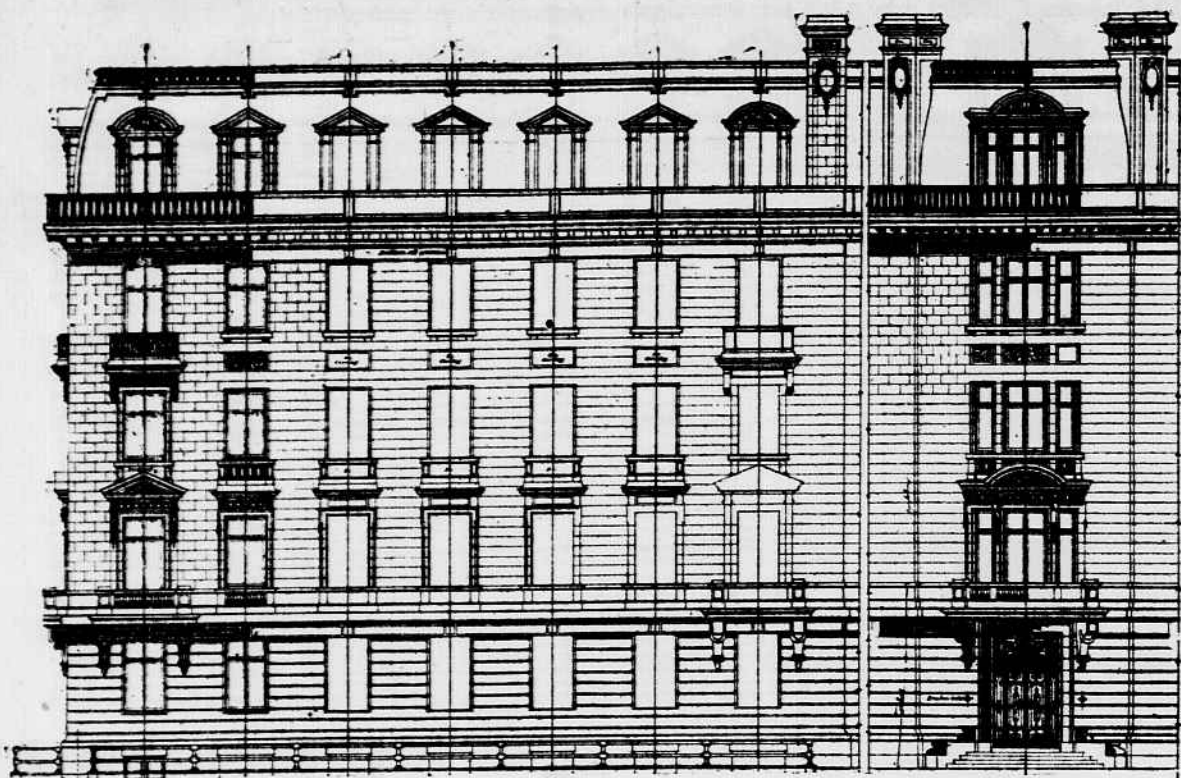


TO INVOLVE EXPENDITURE OF \$600,000.



UPPER—ARCHITECT'S DRAWING, SHOWING ELEVATION AND DETAILS OF DESIGN OF FIVE-STORY STRUCTURE TO BE BUILT AT 18TH STREET AND MASSACHUSETTS AVENUE.
LOWER—PLAN OF SUITE OF ROOMS TO OCCUPY ENTIRE FLOOR IN BUILDING. THERE ARE TO BE FOUR SUITES OF THIS SIZE, AND ON THE FIRST FLOOR WILL BE TWO SMALLER APARTMENTS OF THE DUPLEX TYPE.

SOON TO BEGIN CONSTRUCTION OF McCORMICK APARTMENT

Structure to Be Erected at Corner of 18th Street and Massachusetts Avenue Northwest to Cost About \$600,000.

The building contract having been awarded to William P. Lipscomb & Co., work is to be started within the next week or so on the half-million-dollar apartment to be erected at the northeast corner of 18th street and Massachusetts avenue northwest, for Mrs. Stanley McCormick, according to an announcement made by J. Henri de Sibour, architect, who has prepared the plans for the structure.

The apartment, it is stated, will be one of the finest of its kind in the United States. It will be much larger than any of the same type in Washington, and will equal those of New York, Chicago and other cities both in size and elegance. The project will involve an expenditure of close on to \$600,000, it is estimated. The figure will include the cost of site, building and equipment.

The apartment is to be erected on the corner bounded on the north by P street, on the west by 18th street and on the south by Massachusetts avenue. The frontage on the avenue will be about eighty feet, that on 18th street will be about 111 feet, while that on P street will be about 100 feet.

Of Limestone Construction.
The entire exterior is to be of limestone construction. The building is to be of the French renaissance style of architecture.

The building is to be five stories in height. There will be two apartments of the duplex type on the first floor, while each of the four upper floors will be devoted to one suite of thirty rooms.

The entrance to the building is to be at the corner of 18th street and Massachusetts avenue. There is to be a circular entrance hall about twenty feet in diameter, the walls of which are to be finished with Caen stone. This hall will be slightly elevated above the level of the street, and several steps will lead from it up to the level of the first floor.

Two Duplex Apartments.
Both of the first-floor apartments are

New KENNEDY-Built Homes

Ready for Occupancy

Don't buy until you have seen the remarkable values we are offering in PRINCETON HEIGHTS.

6 and 8 rooms and attic. 23 FEET WIDE.
High-grade in every respect; large brick and stone porches; built-in garages.

Prices, \$4,975—\$5,650

Easy Terms

KENNEDY BROS., INC.,

Owners and Builders,
Phone M. 1875. 1334 H St. N.W.

REMODELING OLD HOMES

Original Design Unimportant in Reconstruction Work, According to Writer.

There is an erroneous belief that only historical mansions or old colonial buildings of originally good design will permit of reconstruction or effective remodeling. While it is true the better the subject the easier will be the solving of the problem, it should nevertheless not discourage any one from attempting the remodeling of any type of old house, no matter how dilapidated or what period of architecture it might be, says a writer in the Philadelphia Public Ledger.

It, however, must be understood that in order to produce effective and economical reconstruction the old house at least should possess some of the desired requisites, such as location of rooms, stairways, entrances, etc. In other words, if the entire inside of the house is to be demolished, with nothing but the exterior walls standing and to which is to be added a wing or two of twice the size, then forget the remodeling and build a new house. At the same time avoid being a living monument against remodeling. There never was a house so horrible in design that with a little careful study, plus the knowing how, could not be improved and made presentable; at least to the extent of not being offensive to the trained eye.

Called "Jigsaw Architecture."

Could any one imagine a more unsatisfactory type of architecture as a problem for remodeling than the old Eastlake style. It was of the vintage of 1876, and might well be called "jigsaw architecture" without doing it the slightest injustice. The only redeeming feature about this period of architecture was the houses were usually built for comfort, the rooms were fairly large, and, with the thought in mind that the family might some day grow in size, there were enough rooms to accommodate a large family.

Its interior architecture was by no means a thing of beauty. Its grotesque mantel designs, its heavy stairway detail and the grill work at the top of large openings were all freely used, and the shame of it was that they were all well constructed and by no means expensive. The designer, however, played no favorites, and his exteriors were no better than his interiors. While there are quite a few houses of this period of architecture still in existence in the old suburban sections, they may feel thankful that it had no effect upon our modern suburban house.

REALTY FIRM REPORTS SALES OF RESIDENCES

Five Recent Transactions Are Announced by Boss & Phelps, Inc.

Sales of residential properties were reported today by Boss & Phelps, Inc., as follows:

Charles J. Walker has sold through the firm the residence at 512 15th street northwest to Mrs. Louise J. Stanford. It is one of five houses recently completed by Mr. Walker and contains seven rooms, electric lights and hot-water heat.

Jacob S. Gruver has sold the last of a row of houses recently built to him at 1111 Allison street northwest to Mrs. Jessie M. W. Irving. The property will be occupied by the purchaser. The house at the northwest corner of New Hampshire avenue and Upshur street has been sold to Dr. T. Lawrence Cooke for Charles L. Ware, being one of six houses recently completed by him. The house contains seven rooms and all modern improvements.

Boss & Phelps also have just closed the sale of 1716 Lanier place for Carl Smith, of Smith, Smith & Co., to Mr. Murphy. The property contains nine rooms, hot-water heat and electric lights and occupies a lot 21 feet wide by 140 feet deep.

The firm also reports the sale of 1720 Lanier place for Mr. Smith.

KEHOE ACQUIRES STORE

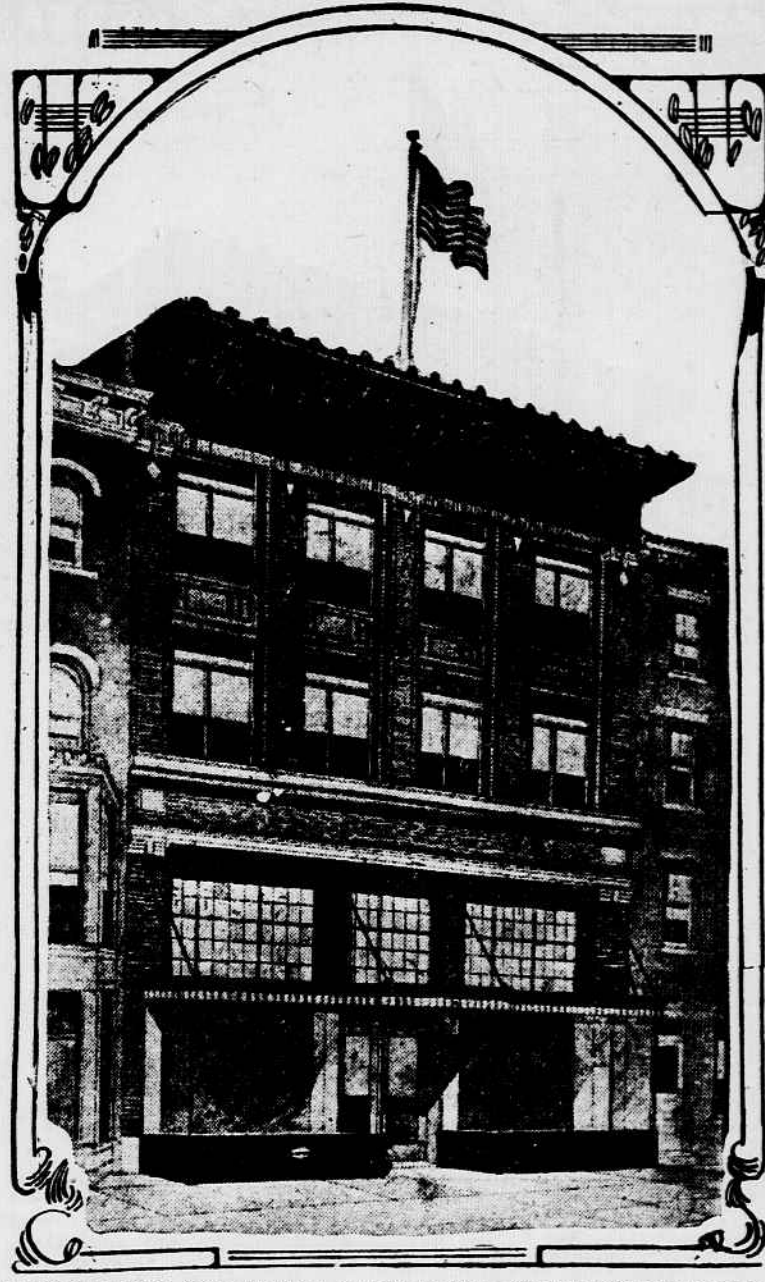
Receives 705-07 Market Place in Exchange for Northumberland Apartment.

Ownership of the property at 705-07 Market place has been transferred from James Sharp to William J. Kehoe. This is a portion of the large department store building occupied by the firm of S. Kahn, Sons & Co. This firm has a lease on the property which will not expire for several years.

Mr. Kehoe acquired the property in a trade, having given the Northumberland apartment in exchange. Announcement of this half of the transaction was made a week ago.

The store property figured in the trade at a valuation of about \$225,000, the transfer being made subject to a trust of \$125,000. The trade was negotiated by the F. H. Smith Company.

BUILDING FOR ELECTRICAL CONCERN.



IMPROVEMENTS UNDER WAY AT 714-16 12TH STREET NORTHWEST FOR CARROLL ELECTRIC COMPANY, FROM PLANS BY CLAUGHTON WEST, ARCHITECT.

BUILDING NEW QUARTERS FOR ELECTRIC CONCERN

Three-Story Structure Under Construction at 714-16 12th Street Northwest.

An attractive three-story building is being erected at 714-16 12th street northwest for the Carroll Electric Company from plans by Claughton West, architect. J. J. Moebis is the builder.

The front is of rough texture brick construction with copper cornice and trim. The first floor is to be devoted to store uses, and offices will occupy the upper floors. The new structure will connect with the present building of the company in the rear of it.

STAIR SPACE UTILIZED.

Unique Clothes Chests Provided in New Warder Street Homes.

Space under the attic stairs has been utilized for cedar clothes chests in ten attractive homes of the six-room type which have been erected by Kennedy Bros. on the east side of Warder street south of Quebec street northwest. The risers of the stairs form the fronts of cedar chests which may be removed while articles are being packed in them.

Another interesting feature in the houses is the manner in which the kitchens are ventilated. The pipe carrying off the heat and odors from the gas range in each house has been fitted into a much larger pipe which is flush with the kitchen ceiling. About the smaller pipe is a series of holes. Heat collected in the hood above the gas range draws a draft in the pipe above it, which serves to ventilate the upper portion of the room. The ventilating pipe extends to the roof.

Other features are concrete front and

Inspect Tonight Another New Row

1117 to 1125 K St. N.E.

Biggest bargains ever offered in this desirable location. Entire square of new homes. Open and lighted to 9 p.m. Convenient to two car lines—Capital Traction and H st. car lines.



Price, \$4,250

\$300 Cash—Balance Monthly

Beautiful corner house with built-in garage. Price, \$4,950. Big lots with 45 feet front parking. Six very large rooms, tile bath, hot-water heat; laundry and servant's toilet; double porches front and rear; electric lights; pantry with window. The best home value in Washington.

H.R. Howenstein Co.
1314 F St. N.W. 7th & H Sts. N.E.

TRAVELETTE

BY NIKSAR.

Genoa.

Genoa offers the best opportunity of them all for a stroll among conditions such as existed 500 years ago, when the medieval world was at its best. Genoa the Proud it was called in the middle ages, and the ancient part of the town is still a riot of palaces of those rainy days.

The older streets of Genoa abound in these palaces built in the sixteenth century for the occupancy of noble families of this seaport of western Italy that then vied with Venice in wealth. Many of these palaces are still occupied by descendants of the same families, while others have fallen into plebeian hands and have shops on the ground floor.

A stroll among these palaces is the best thing that Genoa now has to offer. Their exteriors are solemn and imposing, evidently built that they might withstand attack and many of them bearing the scars of battles that were waged between the rival noble families. One enters through an arched gateway and finds himself in a courtyard, adorned with fountains and rich statuary. Grand marble staircases, always the feature of the Genoese palaces of the renaissance, lead into the bodies of the houses, where are to be found salons and art galleries, many of them still rich with the paintings and sculpture of Italy in her art prime.

Most of these structures are five stories tall and were the sky-scrapers of their day. The streets upon which they are located are often narrow and without sidewalks. Their ancient flagstones are deeply worn by the passing of many generations of feet.

Another of the interesting sights of Genoa is the ancient cathedral of San Lorenzo, which dates back to 1100. Its effect is most peculiar, for it is built in alternate layers of black and white marble. Its most famous of many relics is the holy grail, said to be the cup from which Christ drank on the occasion of the Last Supper. It was captured in the Holy Land in 1100.

The American tourist is particularly

interested in Genoa, for the reason that it is believed to be the birthplace of Columbus. Unquestionably the great discoverer lived here, and the visitor may be shown the very house in which he dwelt. It is in the Via Erizzo Ponticello and is preserved by the municipality, which also exhibits many relics of Columbus and has here built an ambitious statue in his memory.

A Temperance Symptom.

Among the numerous shades of opinion relative to the drink problem there is little dissent from the proposition that the man who drinks standing up is the man who is most likely to drink hastily, harmfully and with damage to his digestion and to the interests of society. There will be, therefore, small sorrow among the improvers of society over the announcement that one of the leading manufacturers of bar fixtures announces that hereafter his plant will make billiard tables, talking machines and piano cases exclusively. He doesn't believe that these things can be satisfactorily manufactured along with bar fixtures; but the significance of his statement is in the words: "We are convinced that in the future of the liquor business will be in the cafe and the hotel."

Good-bye, then, to the long brass rail on which for some mysterious reason it is necessary to rest the foot when indulging in alcoholic stimulus standing. Good-bye to the unpleasant moat which lies underneath it. Good-bye to the damp and stinky towel depending from the bar by one of its corners. Good-bye, perhaps even to the fork standing in the glass of milky-looking water for use upon the potato salad by the next man who comes along.

Shall we say good-bye also to that celebrated and unique American institution, the barkeep, friend to all jovial and solvent persons, patrons of the unfortunate, marvelous expert in the use of glass and liquids, total abstainer during the business hours, adept in neighborhood politics, authority on base ball and pugilism, who hears his last name so seldom that he has almost forgotten it?

A large railroad in Brazil is gradually converting all its locomotives into oil burners and another is experimenting with them.

See the Kennedy Homes,
Irving St. West of 18th,
Facing the Park.

14 Sold.

Prices, \$8,250—\$9,500.

KENNEDY BROS., Inc.,
1334 H St. N.W.

The Best Houses of the Year

Those Beautiful Homes on 15th St.

(23 feet wide)

Have Sold More Rapidly Than Any Houses Erected the Past Year in Washington.

Only Two Left

Fashionable Neighborhood—Great Demand for Houses In This Section By Best People.

Take 14th Street Car to Webster Street and Walk One Square West

Sample House—4413 15th St.

8 Rooms, Attic and Bath—Nice Garage.

The first floor has a double quartered oak flooring—upper flooring is of edge-grain Georgia pine. Drop beam ceiling in dining room. Massive cabinet mantels. Bevel plate glass mirrors.

Modern tiled bath with shower. Pedestal washstand. Plenty of large closets. Large beautiful inclosed sleeping porches.

The kitchen is equipped with a Johnson ventilator. Refrigerator on back porch. Fine pantry. Large back yard to paved alley.

Lots of Other Features Too Numerous to Mention. Terms to Suit.

W. C. Allard, 707 G Street

Owner and Builder

A Comfortable Home An Ideal Investment

There is a whole lot of satisfaction in knowing that the home you own will Hold Its Own in Value for All Times.

Hence Right Location is the all important thing to consider. We call your especial attention to these homes because FIRST OF ALL THE LOCATION IS RIGHT. Secondly they are built right. THIRDLY the price is far more than reasonable.

Examine each of the seven rooms and attic, see the high character of the woodwork, the thorough and artistic decorating, and all the other ideal features. Public ally in rear. Large beautiful inclosed sleeping porches. We know you will appreciate them.

Take the 14th Street Car to Allison and Walk West to Sample House.

Sample House—4509 15th Street

Francis A. Blundon, 707 G St.

You Don't Often Get a Chance to Buy a House 34 Feet Wide

Ordinarily This Is the Width of Two Houses.

No. 3104 Nineteenth N.W.

Will Be Open for Inspection Tomorrow.

It is built on the center-entrance-hall plan, with library, entrance hall, parlor, dining room, butler's pantry and kitchen on first floor, with side light. The second floor contains 3 bedchambers, 2 baths and sewing room; large attic, front porch 30 feet wide.

Don't Miss Seeing This Home.

Easy Terms Can Be Arranged.

Take Mount Pleasant st. car to Kilbourne, walk west to 19th st. n.w. Or phone M. 1597 for auto.

Phillips & Sager,

1409 New York Ave.

Headquarters for New Homes.